



October 22, 2007

Planning and Development
Development Services Center
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

**RE: JUSTIFICATION LETTER FOR HCN-ACCESS MEDICAL LAS VEGAS I
APN# 125-20-710-006**

To Whom It May Concern:

This letter is to accompany a request for Planning Commission and City Council approval for parcel number 125-20-710-006, HCN-Access Medical Las Vegas I. The proposed project is six stories totaling 120,000 square feet with a detached parking structure. The project constitutes a major amendment from the previously approved project, SDR-18870, per 19.18 "Reduction of square footage of density limitations by 10% or less." We are asking for the Planning Commission and City Councils support for reducing the density of this project.

We are also requesting a waiver of Town Center build-to-line standards. The proposed project is more harmonious with the adjacent properties being set back from the property lines. The set back allows for additional landscaping that adds a human scale to the project along the adjacent sidewalks.

Per the request of the City of Las Vegas Planning and Development Department, three loading zones have been incorporated into the plans. The plans have been updated to address issues that were discussed in the pre-application meeting which was held on October 7, 2007. If there are any questions or concerns regarding this submittal, please feel free to contact me.

Respectfully Submitted,

Benjamin Girardin, AIA
Director of Preconstruction

**SDR-25266
12/06/07 PC**

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